

**TOWN OF BUCKEYE
COUNCIL WORKSHOP
JUNE 30, 2005
MINUTES**

**Town Council Chambers
100 N. Apache Road
Buckeye, AZ 85326
6:00 p.m.**

1. Call to Order

The meeting was called to order by Vice Mayor Urwiller at 6:04 p.m.

Members Present: Councilman Meck, Councilman Beard, Vice Mayor Urwiller, Mayor Hull, Councilman Doster, and Councilman Garza.

Members Absent: Councilwoman May

Departments Present: Town Manager Carroll Reynolds, Town Attorney Scott Ruby, Town Clerk Linda Garrison, Deputy Clerk Lucinda Aja, Fire Chief Scott Rounds, Human Resource Director Toni Brown, Finance Iris Wallace, Finance Director Ron Brown, Fire Marshal Bob Costello, Police Chief Dan Saban, Town Engineer Woody Scoutten, Economic Director Richard Chaplin, Community Development Director Bob Bushfield, and Planner Ian Dowdy.

2. Vestar Power Center Presentation

Town Attorney Scott Ruby excused himself from the discussion due to a conflict of interest with Wal-Mart. Carroll Reynolds informed Council that the July 5th Regular Council Meeting would have an agenda item for the site plan modification for the removal of two interior walls and is not a major amendment to the original site plan. Mr. Reynolds also pointed out that this is not a tenanting issue, but a site plan modification issue. Dave Mallon of Vestar Development was available to answer questions. Vestar Development has been in business approximately 20 years based in the Phoenix area and is a privately owned company dealing only in 50 to 100 acre retail sites. There are 14 different sites in the valley. Vestar design and quality raises land value around the center and sets higher standards for the cities and towns they are in. Mr. Mallon explained that Vestar planned to simulate the architecture of Happy Valley Town Center and Aqua Fria Town Center, showing integrated elevations to appear to be several stores instead of one, no "box" architecture. They would expect a total build out by February of 2007 and expect a total of 65 million dollars in tax revenue for the Town in 15 years. A powerpoint presentation was shown. Town Engineer Woody Scoutten said that he is satisfied with the traffic flow with the stipulation that the south entrance will be a northern flow exit. Watson Road will be a major arterial road with 6 lanes. Town Economic Director Richard Chaplin said that he expected similar total tax revenue at 55 million dollars in 15 years. He explained that we have a 90% revenue leakage rate to Goodyear and also pointed out that Buckeye does not offer any financial incentives to developers. Deanna Kupcik from Chamber of Commerce sent emails to the Board and responses were split. She could not speak for or against the project. Fire Marshall Bob Costello stated that there would be no change in fire protection because of losing the two interior walls. Vestar has a 1 million dollar investment in this project and they feel like adding stipulations to this particular plan is unfair. Dave Rioux felt that the stipulations that were removed from the agreement would have a large impact on the plan.

3. Adjournment.

There being no further discussion motion made by Councilman Beard and seconded by Councilman Meck to adjourn the meeting at 7:41 p.m. Motion passed unanimously.

Dustin Hull, Mayor

ATTEST:

Linda Garrison, Town Clerk

I hereby certify that the foregoing is a true and correct copy of Council Workshop held on the 30th day of June, 2005. I further certify that a quorum was present.

Linda Garrison, Town Clerk